City Plan

Balancing Homes and Employment Land

Scrutiny, 8 September 2026

Brighton & Hove City Council

Development Needs

- City Plan is required to plan for and seek to meet the city's housing, office and industrial needs

- **Housing**
  - ~2,500 per annum need
  - emerging identified supply - approx. 30% of need over period to 2044
  - Affordability issues and need for more affordable housing

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Offices - use class E (g)(i)

- regionally important location with c.800 office premises (560,000 m^2) with 48,000m^2 of new office space recently added (2013-2023)
- strong demand for Grade A office suites up to 1,000 m^2
- Need for 87,000m2 more over plan period - in numerical terms this can theoretically be met though existing pipeline (permissions and CPP1 allocations, if delivered).
- But also need to recognise two-tier office market with lower demand for older stock (45% constructed or last renovated before 1950) - consequent increased demand for refurb or new build Grade A

Light Industrial space - use class E (g)(iii)

- 194 industrial buildings (124,000 m^2); Since 2010/11 16,000 m^2 industrial floorspace has been lost
- Constrained supply of sites - no vacant general industrial space
- Assessed need is 56,000m2 additional industrial floorspace over the plan period
- Demand for space for Creative industries – artists, messy and maker space, studios and rehearsal space; preference for flexibility (shorter-term leases) and affordability

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The Strategic Challenge

- The amount of land required to meet these needs significantly exceeds available supply
- Pressure on industrial sites from higher-value residential
- Office floorspace can potentially be reprovided in mixed-use schemes, but industrial floorspace is much harder to accommodate
- Need to upgrade older office stock to meet modern needs
- How should the City Plan respond to balance needs?

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Industrial redevelopment example

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The Council’s Industrial Stock

- The city council is a landlord with a number of industrial units.
- Many (e.g. Crowhurst Road, The Hyde in Bevendean and Home Farm) are sold on long leases – but occupied and providing important employment space.
- The council runs Industrial House and Hove Technology Centre. Both need investment to
- Recent Decision on New England House sought to use more of our existing office space for creative industries, artists and makers
- Need for capital receipts does mean that the council must continue to consider it's own portfolio and whether any assets can be released.

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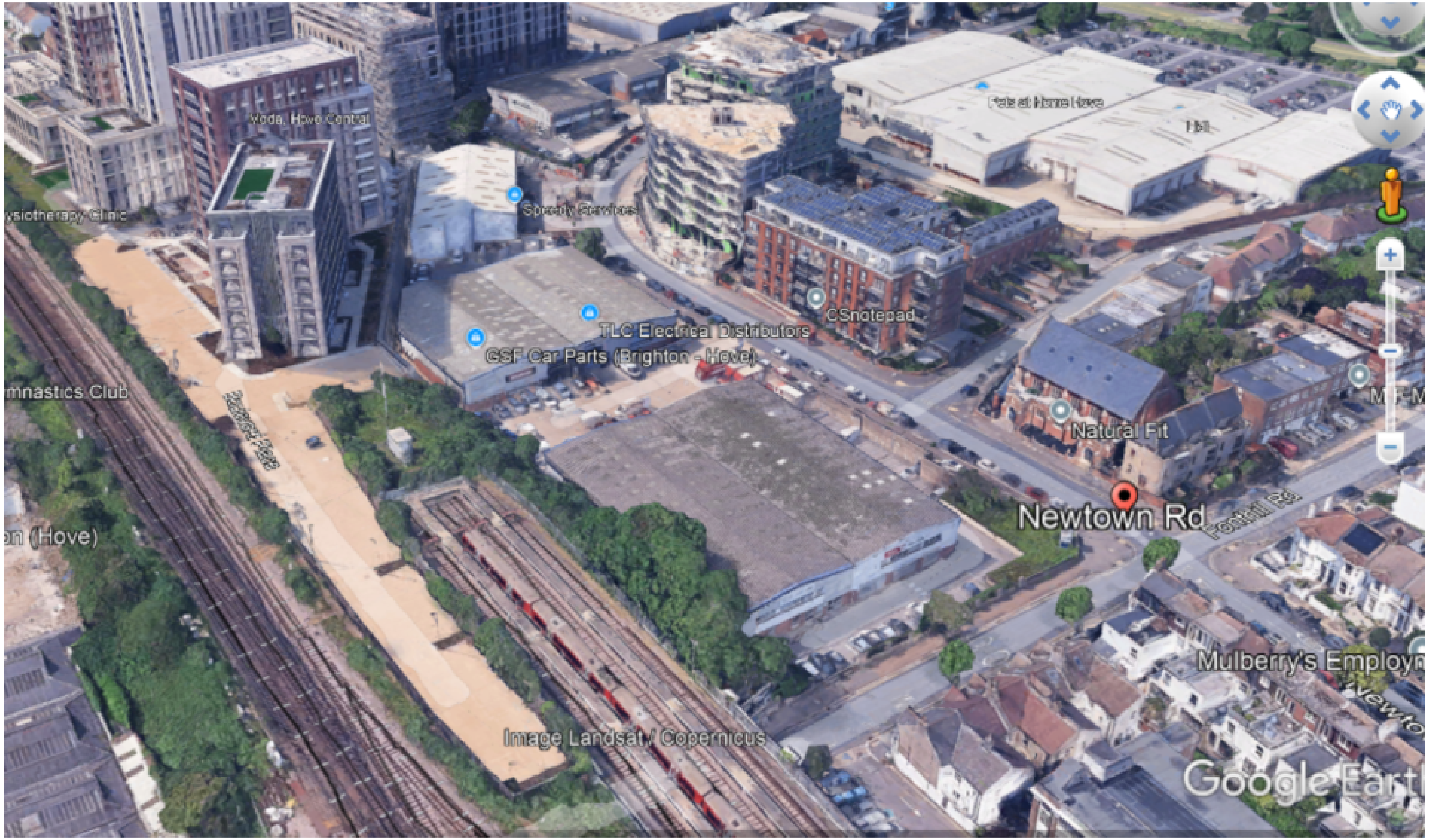
Tension plays out through call for sites



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Example policy options

Policy approach	Pros	Cons
Maintain existing safeguarded industrial sites	• Supports existing businesses and jobs • Avoids further losses of employment space	• Lower housing delivery • Does not respond to the need for additional industrial space
Release of some safeguarded employment land for mixed use redevelopment	• Can deliver significant housing in sustainable locations. • Employment floorspace reprovided, most likely as offices/co-working	• Loss of existing industrial land exacerbates supply issue at a time of negligible vacant space • Mixed use development unlikely to be suitable for industrial uses • Success of recent mixed-use developments is mixed
Re-provide industrial space in other locations	• Mitigates loss of existing safeguarded industrial land • Uncertainty over delivery of new space	• Only aware of Hangleton Bottom as a possible site • Disruption and possible loss of existing businesses
More permissive of older office space converting to residential	• Increases supply of homes	• Increases need for new office space • May result in unnecessary loss of spaces that could be upgraded